



*"Building Quality In Housing Through Partnership"*

# PROGRESS REPORT 2001-2002



*"Building Quality in Housing  
and Inspiring the Human Spirit"*



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## FROM THE CHAIRMAN

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During the last decade the Newark Housing Authority (NHA) has made monumental strides, moving from a troubled housing authority to a high performing agency, according to the U.S. Department of Housing and Urban Development's report card.

The seven-member Board of Commissioners has emphasized the critical importance of partnerships in our efforts to improve the quality of life and the quality of housing for NHA residents.

As we proceed with the Stella Wright Homes Hope VI project to rebuild that Central Ward community, the NHA is working closely with Mayor Sharpe James' Administration, the Board of Education and the other stakeholders to develop a planned community of safe, affordable housing with the requisite commercial, social and recreational amenities.

The tripartite relationship of the NHA, the City of Newark and the Board of Education collaborating on multiple aspects of the development plan can only auger well for the future of the Central Ward and the City.

The NHA has and will continue to play a pivotal role in the ongoing progress of Newark. We have built 1,250 units of new housing in neighborhoods throughout the city. These new NHA townhouses are situated in every ward, where they are enhancing neighborhoods and generating both personal and civic pride.

We have truly changed the face of public housing while simultaneously seeking to have a positive impact on the 11,500 families we provide affordable housing for through our low-income and Section 8 programs.

It is a legacy of which we all can be proud.



A stylized, handwritten signature in dark ink that reads "Zinnerford Smith".

Zinnerford Smith  
Chairman



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## FROM THE DIRECTOR

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When public housing in Newark was initially developed under the Federal Housing Act of 1937, nearly 3,000 garden apartment and townhouse units were built at eight sites across the city from 1940 – 1952. These small, low-density apartments were built at 37 units (99 people) per acre to replace deteriorated housing of approximately the same density.

By 1952 the first elevator serviced public housing sites — Kretchmer Homes and Walsh Homes — were completed. They were mixtures of seven- and eight-story buildings and three-story walkups. The housing stock increased by 50 percent but the density increased to 165 people per acre, 67 percent higher than those previously constructed.

During the next 12 years (1952 – 1963) four more high-rise structures were built, with Scudder Homes topping the list at a whopping 380 people per acre, a 284 percent increase over the housing it replaced. Scudder, Hayes and Stella Wright Homes were constructed within a few blocks of each other in the Central Ward. Columbus Homes was a mile to the north. Apartment and room sizes were well below currently acceptable standards. Bedrooms designed to accommodate two people were only large enough for a single bed. Doorless bedroom closets were situated in hallways.

The massive buildings were stark and institutional and by 1963 accounted for 70 percent of the city's public housing units.

As a number of socioeconomic issues and political machinations impacted on public housing in subsequent years, it took bold leadership to chart a new path to give new hope and opportunity to residents.

Mayor Sharpe James provided the vision, guidance and support that has enabled the NHA to change the face and scope of public housing in the last decade. The NHA was in the vanguard of efforts to convince federal officials that it was too costly to try and maintain non-viable, high-rise, high-density buildings, and the best remedy for the long-term viability of public housing was to demolish them and build scattered-site townhouses.

Today the NHA's housing picture is markedly different than it was when 380 people were crammed into one acre.

Our density per acre is only 30 people, yet we are housing 11,500 or 30 percent more



people than a decade ago. Our occupancy rate has been as high as 97 percent, which is among the top five on average of larger public housing authorities.

In the words of Mayor James, "People used to fight to get out of public housing; now they're fighting to get in." With the on-line delivery of 345 new townhouse units in 2001, nearly one per day, the NHA has greatly improved the quality of its housing stock, which contributes to a better quality of life for NHA residents.

The NHA has built over 1,250 of these units and plans to build one apartment per day on average for the next four years.

We think the Mayor's words speak volumes for the extraordinary transformation of the NHA, and I would like to thank the Board of Commissioners for its astute guidance and oversight of NHA policy and operations.

Moreover, I want to thank all employees for effectively doing their respective jobs to help the agency fulfill its obligation to our residents.

And I particularly want to express my personal gratitude to our Deputy Executive Director, Jimmy Miller, whose hard work and dedication make the difficult day-to-day operations of the NHA function more smoothly and effectively.

We are now positioned to forge ahead and "continue the progress" that was envisioned by Mayor James and the NHA Board of Commissioners for the city of Newark.

Robert Graham  
Executive Director



# WYNONA LIPMAN GARDENS



Mayor Sharpe James, flanked by Sandra De Geneste and Newark Housing Authority Commissioner Fran Aduato (second from right), cuts the ribbon dedicating the new 300-townhouse unit "Wynona Lipman Gardens" on the former Christopher Columbus Homes Site, 7th Avenue and Martin Luther King Boulevard. Ms. De Geneste is the niece of the late Senator Lipman who was the first African-American female to be elected to the upper house of legislature. Joining the mayor are (from left) Councilman Luis Quintana, NHA Commissioner Norma Gonzalez, Business Administrator Harold Lucas, Brenda Edmonson, a cousin of Senator Lipman, NHA Commissioner Lynell Robinson, NHA Commissioner and City Council President Donald Bradley, NHA Executive Director Robert Graham, and Housing and Urban Development State Director Diane Johnson. With the addition of the Lipman Gardens complex, the NHA will have constructed 1,250 new townhouses throughout the city's five wards over the past several years.



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# HOPE VI

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When the federal government began its aggressive implementation of demolishing non-viable public housing under the Hope VI program, the NHA led the way in the redesign of public housing.

Originally named the Urban Revitalization Demonstration program, Hope VI evolved into a large-scale initiative to provide local housing authorities with funds and flexibility to reshape public housing neighborhoods and to build lives through education and skills training, job placement and development and other supportive services.

Townhouses and garden-style apartments have replaced nonviable family high-rises; urban street grids are being reconfigured and defensible space strategies are enhancing safety in the community.

The NHA's initial Hope VI grant was targeted for the rebuilding of the 630-unit Walsh Homes complex. The site was renamed Riverside Villa at a ribbon-cutting ceremony for the first 198 units of a proposed 416 that will complete the new complex.

The next jewel in the NHA's Hope VI program is the Stella Wright Homes development that is dedicated to rebuilding this Central Ward neighborhood. This comprehensive redevelopment plan is a public/private community revitalization effort that embraces the neighborhood and includes new mixed-income rental and home ownership housing, new streets and utilities, new and improved community centers and increased economic development within the larger Central Ward area.

The plan includes physical and social linkages to the public schools (as well as a new Central High School), universities, neighborhood churches and other community enterprises.

Approximately 755 units of new housing will be constructed, with 471 dedicated for rental and 284 for home ownership. More than 300 units will be dedicated exclusively for public housing.





# RESIDENTIAL AFFORDABLE HOUSING

As the NHA has reconfigured its housing inventory within the past decade, i.e. replacing obsolete, nonviable, high-rise buildings with efficient townhouse dwellings, it still has recognized that there is a continuing need for affordable housing in multi-faceted forms.

The NHA meets the need by currently providing nearly 7,500 affordable public housing units and another 4,200 Section 8 vouchers, enabling qualified applicants to benefit from federal affordable housing programs. These 11,500 families currently being served by the NHA represent a 30 percent increase from 1989, and the new townhouses have a median density of only 21 units per acre.

The NHA's Section 8 Department administers more than 5,000 vouchers, and its utilization rate is at an all-time high. Landlord participation in the Section 8 program is more than double what it was a decade ago and 153 percent higher than in 1989, with over 1,700 landlords in the program. The number of occupied/leased apartments is 271 percent greater than at its inception in 1989, which means more than 4,200 families are using vouchers for affordable housing.

## Family Self Sufficiency (FSS)

The NHA's award-winning FSS program provides the necessary tools to help residents improve their standard of living. It specifically assists families that have Section 8 vouchers and certificates achieve economic independence and self-sufficiency through educational, social and economic development and job readiness training. Although participation in the program is voluntary, the head-of-households are required to sign a five-year contract outlining their short-and long-term goals. Toward this end, the FSS staff conducts assessments and provides, in concert with local agencies and community organizations, a

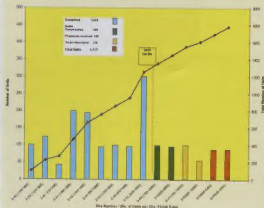


NHA Commissioners Gloria Cartwright and Lynell Robinson joined the Section 8 staff for the graduation program at Newark Public Library's Centennial Room.

variety of supportive services, including household budgeting and counseling and treatment programs for substance abuse.

The FSS program has received a "Best Practices" award from the U.S. Department of Housing and Urban Development for its highly successful efforts. Currently serving 85 families, the FSS program held its third graduation ceremony in 2001 to highlight the achievements of 12 families enrolled in the program. Of the 12 families, seven

## Housing Authority of the City of Newark Housing Production (As of 1st QTR 2002)





*Carmen Valenti, New Jersey director of public housing, U.S. Department of Housing and Urban Development, presents escrow check to Sharon Gillespie following her graduation from the Family Self Sufficiency Program.*

have built sizable escrow accounts and are in process of becoming homeowners. The program has also enabled families to locate permanent housing, repair their credit, become drug-free and complete educational programs.

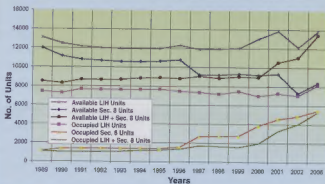
## Welfare-to-Work

The NHA's Welfare-to-Work Program represents another effort to address the needs of the community.

Established in January 2000, the program is administered by five staff members who help clients take the necessary steps within the state-mandated time period that will ultimately lead to removing them from government assistance.

The staff also monitors clients' performance to ensure they are meeting federal guidelines for the Section 8 and the Welfare-to-Work programs. To enhance their ability to meet projected goals, the staff also operates a Job Literacy and Placement Center that focuses on resume writing and finding employment. Most recently, 53 participants graduated from the Welfare-to-Work Program at a special ceremony that underscored the significance of the program's collaboration with The City of Newark, the New Jersey Department of Labor, New Jersey Network/Public Broadcasting System, Prudential and First Union Bank.

**Housing Authority of the City of Newark  
Dwelling Units Trend (Low-Income Housing and Sec. 8) - 1989 to 2006**



**Housing Authority of the City of Newark  
Dwelling Units - Trends in Availability & Occupancy: 1989 to Present to Year 2006**

YEAR	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002 Current	% change 1989 - 2002	2006 Projected
<b>LOW INCOME HOUSING</b>																
Available Units	12,241	11,130	10,814	10,580	10,388	10,170	10,025	9,777	9,507	9,276	9,018	8,751	8,517	8,311	-33%	8,385
per ACC as of	31-Mar-89	31-Mar-90	31-Mar-91	31-Mar-92	31-Mar-93	31-Mar-94	31-Mar-95	31-Mar-96	31-Mar-97	31-Mar-98	31-Mar-99	31-Mar-00	31-Mar-01	31-Mar-02		31-Mar-06
Occupied Units	1,415	1,272	1,188	1,143	1,075	1,037	1,000	975	950	925	900	875	850	825	-42%	8,120
as of	1-Oct-89	30-Nov-90	30-Nov-91	29-Feb-92	28-Feb-93	28-Feb-94	28-Feb-95	28-Feb-96	28-Feb-97	28-Feb-98	28-Feb-99	1-Feb-00	28-Mar-01	31-Apr-01		31-Mar-06
Occupancy/availability %	62%	63%	71%	73%	72%	72%	72%	68%	65%	62%	60%	58%	56%	55%		67%
<b>SECTION 8</b>																
Available Units	1,162	1,357	1,227	1,367	1,367	1,367	1,287	1,137	1,076	1,076	1,076	1,076	1,076	1,076	341%	5,690
per ACC as of	31-Mar-89	31-Mar-90	31-Mar-91	31-Mar-92	31-Mar-93	31-Mar-94	31-Mar-95	31-Mar-96	31-Mar-97	31-Mar-98	31-Mar-99	31-Mar-00	31-Mar-01	31-Mar-02		31-Mar-06
Occupied Units	1,081	1,030	1,030	1,034	1,037	1,191	1,222	1,236	1,236	1,236	1,236	1,236	1,236	1,236	271%	5,798
as of	31-Mar-89	31-Mar-90	31-Mar-91	31-Mar-92	31-Mar-93	31-Mar-94	31-Mar-95	31-Mar-96	31-Mar-97	31-Mar-98	31-Mar-99	31-Mar-00	31-Mar-01	31-Sep-01		31-Mar-06
Occupancy/availability %	94%	76%	78%	76%	79%	88%	95%	87%	82%	81%	82%	81%	82%	82%		87%
No. of families	675	640	695	720	740	775	800	1,000	1,142	1,254	1,250	1,230	1,450	1,700	152%	7,407
Families in use	-actual-	5	15	25	30	35	45	218	134	82	28	36	120	268		984
Not previous year	-48.4 %	1%	2%	4%	2%	3%	8%	27%	13%	7%	2%	6%	9%	65%		41%
<b>LIH + SEC 8</b>																
Available Units	13,123	12,486	12,171	12,046	11,843	11,038	11,892	12,114	11,886	11,052	12,647	12,026	11,886	12,155	7%	13,843
Occupied Units	8,401	8,203	8,381	8,357	8,666	8,632	8,269	8,281	8,256	8,092	8,126	8,383	8,150	11,043	30%	13,428
Occupancy/availability %	62%	66%	71%	72%	72%	74%	74%	72%	70%	74%	70%	69%	69%	81%		81%

# PROPERTY MANAGEMENT



The Division of Property Management is responsible for the day-to-day operation of 7,400 housing units. More than 1,500 residents were recertified last year and 1,200 apartments were refurbished. The Department maintained an occupancy rate of 97 percent.

## Central Maintenance Division

In baseball the "Rolands Relief Award" is the most coveted among the highly paid relief pitchers or closers in the sport.

At the NHA, the Rolands Award would metaphorically go to the Central Maintenance Division for its valuable relief work in the face of emergencies and its timely resolution of maintenance problems throughout the agency.

The CMD completed several major projects which served to improve the viability of the NHA's housing stock and enhance the safety and welfare of NHA residents.

From projects ranging from infrastructure

improvements and apartment renovations to quality of life enhancements, the Division's systems revitalization efforts undergird the daily operations of the agency.

The following work items highlight some of the division's myriad recent activities:

- ◆ Installed approximately 400 security cameras at all elderly sites
- ◆ Installed 150 bullet-proof exterior lights at Baxter Terrace and Seth Boyden Terrace
- ◆ Replaced all entrance lights at Hyatt Court
- ◆ Boarded up 100 apartments at Stella Wright Homes
- ◆ Cleaned Buildings 4, 5, 6 and 7 at Stella Wright Homes
- ◆ Rehabilitated 10 fire damaged townhouses, three were completed in a one-month period
- ◆ Repaired major underground steam leak at Stella Wright Homes

- ◆ Replaced sidewalks at Baxter Terrace, Hyatt Court, Kretchmer Elderly, Seth Boyden Elderly, Baxter Elderly and Stephen Crane Elderly
- ◆ Replaced Mail Box Pads at townhouse sites, NJ 2-36 and NJ 2-37
- ◆ Installed Wrought Iron Fence at townhouse complexes at NJ 2-43 and NJ 2-46
- ◆ Completed roof repairs at Baxter Terrace and at townhouse sites NJ 2-41 and NJ 2-42
- ◆ Replaced missing eaves at Felix Fuld Court
- ◆ Replaced entire garage roof at Stephen Crane Village
- ◆ Replaced siding at townhouse sites NJ 2-27, 2-21 and NJ 2-42
- ◆ Constructed Central Mail rooms at Bradley Court
- ◆ Re-paved five parking lots at Hyatt Court
- ◆ Re-paved eight parking lots at Scattered Sites NJ 2-27
- ◆ Installed steel fence with brick posts at Stephen Crane Elderly

- ◆ Re-paved sitting area at Baxter Elderly
- ◆ Repaired underground sewer problems and installed additional manholes at Hyatt Court
- ◆ Painted approximately 136 ATO units
- ◆ Constructed Dumpster enclosure at Terrell Homes
- ◆ Relocated and constructed ten new dumpster enclosures at NJ 2-27
- ◆ Reconfigured and constructed new dumpster enclosures at Bradley Court, NJ 2-14
- ◆ Repaired and replaced chain link and wrought iron fencing at various townhouse complexes.

As the NHA has more recently focused on a transition to site-based maintenance in order to improve efficiency, the Central Maintenance and the site-based crews responded to more than 36,000 work orders in the past year. Moreover, the Division's skilled trades teams renovated and/or refurbished over 1,200 apartments in the same span of time.



## OCCUPANCY DEPARTMENT



At the epicenter of the multi-faceted operations of the NHA is the Occupancy Department, which has the critical responsibility of maintaining the files of, and renting units to 5,961 clients.

During 2001, the NHA opened its family waiting list for the first time since 1993, albeit the availability of new townhouses was limited to one and two bedrooms. The Department received more than 3,600 new applications during the year, of which 1,195 qualified and were accepted as applicants, with another 673 reinstated to the waiting list.

Nearly 1,000 units were leased and over 2,600 criminal record checks were submitted and processed. The Department also maintains 2,000 inactive resident files.

*Some of the 2,900 applicants who waited patiently to be processed by Occupancy Department staff as the NHA opened its waiting list for one and two-bedroom townhouses.*

*Occupancy Department staff member Linda Brodie (right), handles intake application for a prospective resident.*



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## BOILER OPERATIONS

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For the sixth consecutive winter, the NHA can proudly state that its residents suffered no significant heating failures.

The Boiler Operations Division's pro-active approach to preventive maintenance prior to the heating season has enabled the group to once again fulfill its credo of "never leaving a resident without heat."

As part of its responsibilities, the division completed a number of major heat and hot water projects in the past year.

For example, staff re-tubed boilers in ten buildings at three sites, and installed or replaced 253 boilers and 240 hot water tanks at twelve sites. They installed eighteen hot water storage tanks, in addition to six Lochmar hot water units totaling 5.75 million British Thermal Units (BTU). Additionally, the Division installed twenty-nine feed water and twenty-four sump pumps along with a number of condensate receivers and steam risers.

The unit also converted heating systems in lobbies of two elderly high-rise buildings, rebuilt the boiler room to provide heat for a day care center, and installed a new oil tank at one of the townhouse sites.

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## ADMINISTRATION DEPARTMENT

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In order for the NHA to effectively fulfill its property management responsibilities, it is imperative that the Department of Administration provide the requisite logistical support.

The Department, which covers warehouse operations and inventory control, purchasing, office equipment and supplies, the Print Shop and Motor Pool, procures operating supplies and materials for the entire agency. Warehouse Operations is a critical component, as illustrated by the more than 25,000 line items of appliances, supplies, materials and office equipment that was shipped to NHA resident complexes and offices last year.

## TRAINING PROGRAMS

In its continuing efforts to assist NHA residents and staff employees in elevating their job skills, the authority has increased its training programs.

An even dozen NHA residents are currently enrolled in the skilled trades apprentice program for carpenters, painters and electricians.

More than 120 employees are now enrolled in the repairer program, enabling them to enhance their learning capacity and allowing the agency to diversify its work force.

Further, new construction contracts require contractors/developers to include an apprenticeship component, which fulfills the Section 3 federal requirement for local hiring.

A comprehensive employee training program to enhance staff's computer and technological skills has been implemented to improve the agency's management processes and departmental efficiency.



*Frances Clark and Dana Smith at the Information Technology (IT) kickoff training program.*



*Electrician Apprentice Shyneil Anthony works with veteran electrical instructor James "Murad" Malone to learn the skills of the trade.*



## FAMILY & COMMUNITY SERVICES

The diverse responsibilities of the NHA not only include providing safe and decent housing and fostering opportunities for self-sufficiency for residents, but also giving residents access to social and educational programs.

The Family and Community Services Department offers a wide range of programs for senior and adult residents, as well as a number of initiatives to serve NHA youth.

Last summer, for example, the NHA made it possible for hundreds of young people to attend the Boys and Girls Clubs' eight-week summer day camp program and Star Lake's two-week overnight camp.

Additionally the youth participated in sports, cultural, educational and other recreational programs, which included camping trips, golf, swimming, basketball, baseball, track and martial arts.

The NHA Boxing Program, through its sponsorship of the Dukers Athletic Club, has produced champions and runners-up in the New Jersey



*Commissioners Ida Clark and Gloria Cartwright, NHA Executive Director Robert Graham and NHA youngsters who participated in the Summer Golf Program*

Golden Gloves Tournament, in addition to showcasing some of the region's best young boxers.

NHA recreational aides at 10 family sites service the after-school programs for more than 500 youngsters, while several hundred more participate in on site computerized library after-school programs at several sites.

Nearly 30,000 senior residents from all sites were transported to shopping sites as part of the Nutritional Shopping Program, while another 1,100 opted to attend the special trips to the local movie theater.

NHA staff took over 300 seniors on several chartered deep sea fishing excursions, and 200 more attended week-long camping trips.

The Department also coordinates the on site medical clinics at four elderly complexes and provides service coordinators and social workers and case management at 11 elderly sites. These supportive service efforts help to ensure independent living for our elderly residents.



*Young residents who participated in the city's Cultural Arts Festival*



NEWARK HOUSING AUTHORITY'S  
DEPARTMENT OF FAMILY SERVICES  
PROGRAMS AND SERVICES

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# MODERNIZATION DEPARTMENT

Maintaining the long-term viability of the NHA's housing stock by implementing the major infrastructure repairs and replacement where required is the forte of the Modernization (MOD) Department:

The Department is responsible for obligating the capital fund dollars provided by HUD for the continuing maintenance and re-grading of the agency's housing units.

A snapshot of recent projects completed by the MOD Department encompasses 14 different housing complexes and the following host of activities:

- ◆ Completed roof replacement of all four buildings and the installation of new playground equipment at Pennington Court
- ◆ Total replacement of the entire hot water heating system in all 12 buildings at Hyatt Court and similarly in 11 buildings at Terrell Homes. Condensate and return systems were also replaced at these sites.
- ◆ Replacement of the central heating system with individual boilers in each of the ten buildings at

Bradley Court, to include new hot water and condensate systems. Additionally new roofs were completed on all the buildings, the underground storm and sewer systems were upgraded and a new perimeter fence was installed around the entire site. The Bradley Court II Complex received all new exterior siding and new perimeter fencing.

- ◆ Emergency lighting systems as well as new entry doors and common area windows were installed at Kretchmer and Seth Boyden Elderly sites, and Foushee Towers.
- ◆ New electrical feeds were completed to the Felix Fuld low-rise complex and roofs were replaced with new ones on each of the eight buildings.
- ◆ Rear-yard fencing was constructed at each of the 344 units at Stephen Crane Village, while a master renovation study for Baxter Terrace was begun.
- ◆ Managed logistics for the 12th implosion of high-rise buildings with its demolition preparation of the seven buildings at Stella Wright Homes, the last of the NHA family high-rise complexes to dot the city's skyline.





## AFRICAN-AMERICAN HERITAGE PARADE & FESTIVAL

*Mayor Sharpe James was the Grand Marshal at the African-American Heritage Parade*

*Commissioner Glens Cartwright and Executive Director Robert Granam smile as the NHA's parade contingent passes the reviewing stand*



*The NHA's Security Department's Honor Guard*



*NHA's Seventh Avenue Jazz Drill Team*

## NHA IN THE COMMUNITY



### "FROM THE MAYOR'S DESK"

*The development of new public housing affordable housing and homeownership opportunities were among the topics when Mayor Sharpe James hosted NHA Executive Director Robert Graham and Newark homeowners Karen Felder (left) and Lourdes Diaz on Cablevision's "From the Mayor's Desk"*

### PUERTO RICAN DAY PARADE



*NHA float in the Puerto Rican Day Parade*



*Newark native and hero, Harry Ramos, a victim of 9/11 terrorism, pictured in front of City Hall where he was celebrated at the Puerto Rican Day Parade along Broad Street*



*Riverside Vista Dns Team performs in front of City Hall*

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## NHA IN THE COMMUNITY

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### PUBLIC EMPLOYEE CHARITABLE CAMPAIGN



*NHA employees at the kickoff reception which raised nearly \$20,000 for the Public Employee Charitable Campaign*

### HONORARY EXECUTIVE DIRECTOR FOR A DAY

*Bessie MacDonald congratulates Louis Benyard  
on his special day*



*Louis Benyard (left), the  
2001 NHA Honorary  
Executive Director chats  
with former Councilman  
and program founder  
George Branch*



## NHA IN THE COMMUNITY

### MOTHER/DAUGHTER LUNCHEON



*Chancee Johnson, the reigning Ms. Housing Authority is shown with her mother (right) grandmother (left), and great grandmother at the Mother/Daughter Luncheon.*



*Mayor Sharpe James greets guests at the Ms. Housing Authority Mother/Daughter Luncheon*



### MS. HOUSING AUTHORITY PAGEANT

*Ms. Housing Authority 2001 Pageant winner Chancee Johnson (center), Kim Miller (right) and Lena Spence, first and second runners-up, respectively*

## NHA IN THE COMMUNITY



### NHA SCHOLARSHIP PROGRAM

*Pictured are NHA residents who participated in the NHA's Scholarship Program that assists college bound seniors*



### NHA VOLUNTEERS APPRECIATION LUNCHEON

*NHA Executive Director Robert Graham thanks 175 residents for their volunteer work in various site-based programs*



## NHA IN THE COMMUNITY



### ADOPT-A-CHILD PROGRAM

*Several youngsters are all smiles as they receive Christmas gifts from NHA employees as part of the Adopt-A-Child Program. More than 500 children served by the NHA were the recipients of Christmas "cheer" from NHA employees.*



### NHA STABILIZATION VAN

*NHA Security Department personnel interact with students and staff at Newark's Bruce Street School for the Deaf.*

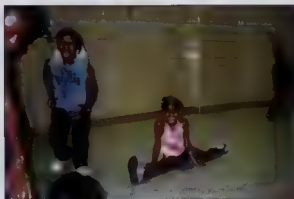


## NHA IN THE COMMUNITY



*Children enjoy themselves at the Kretchmer Homes summer vacation Bible School program, sponsored by the NHA/AME Health Awareness Program*

### VACATION BIBLE SCHOOL



## NHA IN THE COMMUNITY



### A VISIT FROM THE NETHERLANDS

*NHA Executive Director Robert Graham greets a member of the Netherlands 40-person delegation, which visited the NHA to get an "up close and personal" look at the agency's operations for possible replication in their own country*





HOUSING AUTHORITY OF THE CITY OF NEWARK  
NEWARK, NEW JERSEY  
COMBINED BALANCE SHEETS  
AS OF MARCH 31, 2001 AND MARCH 31, 2000

ASSETS	MARCH 31, 2001	MARCH 31, 2000
<b>Current Assets</b>		
Cash	\$11,296,561	\$10,467,302
Accounts Receivable		
HUD	8,615,938	6,770,416
Tenants	351,156	318,797
Other	2,631,809	2,226,712
Notes Receivable—Current	99,115	55,377
Investments	63,690,343	57,498,556
Inventory	1,901,778	1,742,164
Prepaid Expenses	<u>16,917</u>	<u>23,832</u>
Total Current Assets	88,603,617	79,103,156
<b>Non-Current Assets</b>		
Long Term Notes Receivable	1,077,866	1,156,219
Property, Equipment and Improvements	<u>259,835,566</u>	<u>245,814,001</u>
Total Non-Current Assets	260,913,432	246,970,220
<b>Total Assets</b>	<b>\$349,517,049</b>	<b>\$326,073,376</b>
<b>LIABILITIES AND EQUITY</b>		
Accounts Payable	\$19,043,937	\$15,419,267
Accrued Expenses	10,712,370	9,912,920
Deferred Revenue	<u>2,839,993</u>	<u>1,993,827</u>
Total Liabilities	32,596,300	27,326,014
Equity	<u>316,920,749</u>	<u>298,747,362</u>
Total Liabilities and Equity	<b>\$349,517,049</b>	<b>\$326,073,376</b>







**Newark Housing Authority**

57 Sussex Avenue

Newark, New Jersey 07103-3992

Telephone (973) 430-2430

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## FACT SHEET

### **DEMOLITION: Stella Windsor Wright Homes (NJ2-15)**

- **DEVELOPMENT TYPE:** Family, high rise, December 1959
- **CONSTRUCTION COST:** Approximately \$19.8 million
- **DEVELOPMENT CONFIGURATION:** Seven, a 3-story high-rise buildings and an administration building.
- **NUMBER OF ORIGINAL DWELLING UNITS:** 1,206
- **ACREAGE:** 12-acre site
- **DENSITY:** Approximately 100 units per acre
- **LOCATION:** Bounded by Prince, Montgomery and Barclay Streets and Muhammad Ali Avenue in the Central Ward
- **DEPROGRAMMED:** August 2001
- **DEMOLITION CONTRACTOR:** T. Fore Demolition, Inc., Newark, New Jersey
- **EXPLOSIVES By:** Controlled Demolition, Inc., Phoenix, Maryland

### **NEW CONSTRUCTION: HOPE VI PROJECT**

- **CONFIGURATION:** The redevelopment of Stella Wright Homes will include several neighborhoods (former Hayes Homes and Hill Manor sites), with a minimum of 755 mixed income housing units, business and commercial opportunities, community facilities, new school construction, parks and community support services.
- **DEVELOPERS:** St. James Community Partners, LLC (a joint venture between St. James AME Church and the Landex Corporation) and Roizman Development Corporation
- **DEVELOPMENT COST:** \$150-\$200 million

*"Building Quality In Housing and Inspiring The Human Spirit"*

# SETTING THE STAGE FOR HOPE

## City razes 3 of 7 Stella Wright high-rises

BY JENNIFER GILL, BRUNO  
STAR-LEDGER STAFF

After 10 years of planning, part of Newark's last high-rise public housing development was razed to just seconds yesterday morning to make way for townhouses, a new school and commercial development.

Hundreds of spectators lined Irvin Turner Boulevard at 9 a.m. yesterday and applauded after 800 pounds of explosives took down three of the seven buildings that made up the Stella Wright Homes. The remaining buildings are scheduled to be imploded on May 11.

"It's sad to see these buildings come down," said Charlette Boon, 15, who said her family had to leave their apartment two years ago as the building was cleared of tenants. "Everyone was close then. I really don't want to leave, but I had to leave."

But Laquandra Washington, a Stella Wright tenant from 1989-99, said she was glad to see the Newark Housing Authority destroy her former residence.

"It's time to see a change," said Washington, 32, who attended the implosion with her 8-year-old daughter Shakyah. "It was rough. A lot of drugs, a lot of crime and an unsanitary place to live. It was very stressful to live there."

Stella Wright, a 1,200-unit complex that was named for a Newark woman who found homes for children in the 1890s, will be replaced with 750 mixed-income housing units, commercial development, recreational facilities and a new Central High School.

The \$150 million to \$200 million redevelopment project, to an area that also includes the former Slater Homes and Hill Manor sites, will be financed under the federal HOPE VI program.

Yesterday, Newark Mayor Sharpe James called the last of the city's five public housing high-rise complexes "a failed American dream of trying to put 10 stories of poor people on top of each other."

James, who is in the thick of his re-election campaign, praised the 1,200 replacement townhouses that have been built around the city. The housing authority has been mandated to build 1,750 units.

"You can't tell the difference between private housing and public housing," James said during a



With a cheer and a raised fist in the air, former Stella Wright resident Suhaylah Washington, age 8, along with, from left, Helene Whitely, age 11, and Taria Williams, age 8, watch No. 3 of the Stella Wright housing project buildings are imploded yesterday.

speech before the implosion. "Now people are fighting to get into public housing and not out."

Kwame Hall-Bentley knows that all too well.

The former president of the Stella Wright Homes Tenant Association said it took her six years to get off a housing authority waiting list and move into her new three-story townhouse at the Dr. Betty Shabazz Village.

From her 10th-floor window at Stella Wright, Hall-Bentley watched the New Community Hill townhouse complex being built nearby, and prayed the housing authority would call her with an apartment.

"I said, 'Lord, I've got to move,'" said Hall-Bentley, 47. "You can't put thousands of people together and so one manages."

"There was poor management," Hall-Bentley said she was just about to leave Newark for Irvington before the housing authority called her with a new home.

Forty-five minutes after the implosion, mayoral candidate Cory Booker, co-chairman for the Central Ward where Stella Wright is located, held a news conference to criticize the James administration's handling of city housing.

"Today was not a day of great progress," said Booker, standing

at the corner of Martin Luther King Boulevard and West Kinsey Street, in front of an empty lot where the Hill Manor public housing high-rise once stood. "It is a continued tendency to a man who is destroying homes."

Booker said the James administration has failed to relocate many residents of public housing that has been destroyed. He said in the past decade about 18,000 homes were destroyed and only 2,500 were replaced.

James has disputed those numbers and said yesterday that the city has helped every resident of public housing find a new home.



Workers among Spruce Street after the implosion of three Stella Wright housing project buildings yesterday morning.



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## **PRESS RELEASE**

### **FOR IMMEDIATE RELEASE**

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### **NHA IMPLODES FINAL FOUR AT STELLA WRIGHT**

NEWARK, May 11, 2002 - "The implosion of the last four buildings of Stella Wright Homes marks the end of an era in public housing," stated Robert Graham, executive director of the NHA, as the agency today demolished the last of its six family high-rise public housing complexes in the city.

"Concentrating families in high-density units 50 years ago may have been a good idea, but over time it has proven to be impractical for our families, and today we take pride in leading the way to a vastly different design and feel of public housing," Graham said.

He noted that former U.S. Department of Housing & Urban Development Secretary Henry Cisneros, in commenting on the NHA's demolition/new construction efforts in 1996, stated, "Nowhere in America is the progress more clear; nowhere is it more visible, nowhere is it more effective, and nowhere is it likely to have longer consequences than right here in Newark...which is number one in the country in terms of building replacement housing. Newark is in the front position."

"We truly have changed the face of public housing," Graham continued, "and our Hope VI mixed-income housing program for this Central Ward area is on the cutting edge of urban design and planning."

"The NHA's Board of Commissioners and staff are especially grateful for the vision and support of Mayor Sharpe James, Council President Donald Bradley and all other federal, and local officials who have worked with us in the complex process of new housing construction," said Graham.

"The demolition of Stella Wright now paves the way for the development 755 new units of mixed-income housing, a new public safety building in the Central Ward area, a new Central High School, a redesigned JFK Recreation Center, libraries, parks and commercial opportunities," added Graham.



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The contractor for the \$2.6 million demolition is Mazzocchi Wrecking of East Hanover, N.J. The explosives expert is Controlled Demolition Inc. of Phoenix, MD.

Graham said that the NHA has selected St. James Community Partners, LLC, a joint venture between St. James AME Church of Newark and the Landex Corporation of Baltimore, MD, and the Roizman Development Corporation of New York as developers of the \$150-200 million Hope VI project.

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Stellapress/5/11/02



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